

WALPOA

2013

RULES & REGULATIONS

PUBLIC SAFETY-EMERGENCY ONLY.....828-9700

PUBLIC SAFETY-NON EMERGENCY.....828-9052

ADMINISTRATION OFFICE.....828-7511

ARTICLE I DEFINITIONS

1. ASSOCIATION-The Wild Acres Lakes Property and Homeowners Association, consisting of all owners and lots located in Wild Acres Lakes, as described in deeds, recorded in the record office of Pike County, Pennsylvania.
2. GUESTS-Shall mean any invitee of member or tenant.
3. MEMBER-Shall mean any natural person, firm, corporation, trust, or legal entity that has, acquired by deed, property located in Wild Acres Lakes Property.
4. MEMBER IN GOOD STANDING-Shall mean and refer to a member who has paid in full all outstanding dues, assessments, fines, fees, citations, finance charges, attorney fees, collection fees, legal costs of litigation, restitution for damages, and all other charges levied.
5. RENTER/TENANT- any person who takes occupancy of any residence within the Community to the exclusion of the owners thereof and pays rent or other fee for the occupancy of same. Any person who takes occupancy of any residence within the community to the exclusion of the owners thereof for a period of two (2) weeks or more.
6. SINGLE FAMILY- Shall mean two (2) or more persons related by blood or marriage or not more than five (5) unrelated persons occupying a dwelling together and maintaining a single common household.
7. COMMON AREA-Shall mean any and all real property and easements and any interests therein together with the facilities and improvements located thereon now or hereafter owned by the Association including but not limited to:
 - Pool 1 and tennis courts
 - Pool 2 and tennis courts
 - Baseball field
 - Basketball courts
 - Marinas
 - Parking areas
 - All beaches
 - All lakes located within the community and all bulkheads
 - Administrative building and Annex
 - Clubhouse and indoor pool
 - Ski area
 - Mail box area

ARTICLE II USE OF FACILITIES

In addition to the deed covenants and restrictions the following rules and regulations shall be adopted and enforced.

1. Use of Association facilities, common areas and amenities are restricted to members in good standing, their families and their guests.
2. No alcoholic beverages shall be permitted at the pool, beach, lakes or tennis courts, or any other common areas; unless as part of an Association sponsored, approved and sanctioned function.
3. Badges are distributed to members to enable the Association to restrict admission to the Association recreational facilities and all common areas. Members are not permitted to allow the use of his member badges by his tenants or their guest. Guest badges must be obtained at the office by application.
4. Badges must be worn in a visible manner, at all times when using Association amenities and facilities.
5. Gate cards are the property of the Association and are issued to members in good standing. Gate cards are a privilege and may be revoked upon violation of the Rules and Regulations at the discretion of the Public Safety Chief and /or the Community Manager.
6. All parking lots are closed to vehicles and gatherings from sunset until 6:00am, unless approval in writing is obtained from the Community Manager or for use of Association sanctioned event.
7. Any use of the Association facilities and common areas for purposes of other than personal recreation or a WALPOA sanctioned function must be approved by the Community Manager and / or Board of Directors. This includes but is not restricted to handing out flyers, posting signs, coin tosses, etc.
8. WALPOA is not responsible for any valuables left at pools, lakes, or any common areas.
9. Trash must be deposited in containers prior to leaving the pool, beaches or any other common area.

ARTICLE III POOLS, BEACHES, AND SAUNA

1. The pools and beaches shall be open seasonally weather permitting, provided that lifeguards shall be on duty or as otherwise posted. Pool hours shall be subject to change from time to time by the Community Manager and /or Board of Directors. The lifeguards on duty have the authority to close the pool/beach at any time due to the weather conditions or for safety reasons or for maximum capacity reached. Entry to the pool area is prohibited at any time when the areas are closed.
2. Pool and beach regulations will be enforced by the lifeguards, public safety officers, or the Community Manager who may deny violators their privileges. The circumstances leading to any expulsion may be reviewed by the Board of Directors.
3. WALPOA staff shall have the right to inspect any container brought onto any WALPOA property and if the substance is suspect may remove or dispose of its contents.
4. Alcoholic beverages are prohibited at all association facilities unless part of an association sanctioned function. Anyone who has consumed alcoholic beverages to the extent that they may impose a hazard to their own safety or the safety of other members or guest is not allowed on the pool grounds.
5. No running, pushing, or other dangerous activity will be permitted in the pool or beach area. Conduct adversely affecting the pleasure or safety of others is prohibited (such as profanity, boisterous conduct, etc.). Diving will only be allowed during swim team associated functions.

6. Ball or Frisbee playing in the pool or pool area and on the designated beach area is prohibited.
7. No child under age thirteen (13) will be permitted in the pool or beach area unless accompanied by a responsible adult of eighteen (18) years of age or older.
8. No animals or pets shall be permitted in the pool or beach area except for seeing-eye dogs.
9. Socializing with or otherwise distracting a lifeguard while he or she is on duty is prohibited.
10. In any pool or lake, children of diaper age or any child who is not toilet trained must wear little swimmers or any like product which is rubber lined and leak proof. Diapers, plastic pants, and bare bottoms are not permitted.
11. Proper bathing attire must be worn in the pools or at the beaches, cut-offs are prohibited.
12. Congregating around the lifeguard stations or ladder areas is prohibited.
13. Any accident at the pools or beach shall be reported to the lifeguards who shall immediately complete a report and submit it to the office immediately following his shift.
14. Absolutely **NO DIVING** is permitted in the pools or at the lakes.
15. Loud radio/tapes are strictly prohibited at the pools and beaches.
16. Swimming is strictly prohibited when there are no lifeguards on duty or when the pools and beaches are closed.
17. No swim masks, Frisbees, balls, or scuba equipment may be used in the pools, beach swim areas or pool areas unless at a planned & authorized function.
18. The bathroom and shower facilities at the pools are available to pool users only during the hours and events that are sponsored or sanctioned by the Association.
19. Unauthorized persons are not permitted in the filtration, chlorination or chemical storage areas.
SMOKING IN THESE AREAS IS STRICTLY PROHIBITED.
20. No glass containers or other picnicking will be permitted in the pool areas.
21. No glass containers are permitted at the beaches, but picnicking is permitted at the beaches, in the designated picnic area only.
22. No flotation device may be used at the pool unless approved by the Community Manager and/ or Board of Directors. Any flotation device approved for use must be U.S. Coast Guard approved and carry the proper identification stating this.
23. The use of a flotation device in the lake is permitted only if the child is accompanied by his parent. The lifeguards may designate a specific portion of the beach swim area for adults to teach their children to swim and every child must have an adult in the water with him. Large tubes such as tire tubes will not be permitted in or near the designated swim area.
24. Swimmers may not swim beyond the roped area at the beaches.
25. No fires are permitted at any Association owned facility unless authorized for an Association sanctioned event. Fires in the picnic area must be confined to grills.
26. Vehicles must be properly parked in the designated areas.
27. Night beach parties are prohibited unless prior approval is obtained from the Community Manager or for use of an Association sanctioned function.
28. Use of the pools, lakes, beaches, picnic areas, ball field and other common areas are prohibited after sunset unless approval is obtained from the Community Manager or for use of an association sanctioned event.
29. Proper foot attire must be worn when using any playground, tennis court, shuffle board court, picnic area or any common area.

30. Nude sunbathing or swimming is strictly prohibited.
31. Anyone, including children, changing into or out of swimming attire must do so in the bathrooms or approved changing areas.
32. Diapers/ Little Swimmers or any like product must be changed in the bathrooms and must be properly disposed of by placing them in a plastic bag, securely tied and placed in the refuse receptacle.
33. Excluding the WALPOA Swim Team or their sanctioned functions, diving or jumping from the starting blocks is strictly prohibited.
34. Any damage to swim clothing due to chemicals used in the pools is the owner's responsibility.
35. No soap or foreign substances are permitted in the pools, or sauna, including any vegetation or tree limbs
36. Swimmers may be asked to demonstrate their swimming ability before being permitted to enter deep water.
37. Members at the indoor pool may not go in and out of the building in swimwear and bare feet.
38. Chewing tobacco, gum chewing or spitting is strictly prohibited in any pool or the fenced area of the facility or beyond the entry door to the indoor pool or in the sauna.
39. Spouting water or blowing one's nose is prohibited in the pools.
40. No electrical appliances or any type may be used inside the fenced pool areas or inside the indoor pool without prior approval of the Community Manager.
41. Smoking at the indoor pool is strictly prohibited
42. Hair pins or other small similar objects may not be worn in pools or sauna.
43. Anyone with an open wound, rash, sores, or contagious disease is prohibited from entering any pool or sauna.
44. Each individual person entering the sauna must use their own personal towel to sit on.
45. No more than four (4) people may use the sauna at one time.
46. Shampoo, conditioner or paper products are prohibited to be used in the sauna.
47. No street clothing or tennis shoes in sauna.
48. Anyone under the age of eighteen (18) may not use the sauna unless accompanied by their parent or adult guardian. Children under the age of ten (10) are not permitted in the sauna.
49. After using the sauna, members, and guests are required to rinse off in the shower before entering the pool.
50. Use of the sauna is at the members / guests own risk.

ARTICLE IV LAKES and BOATING

All lake activities must comply with the Pennsylvania Boating Regulations and the Fish & Boat Code of the PA Fish Commission. It is everyone's responsibility to know and comply with these regulations. In addition to Pennsylvania Law the following shall be strictly enforced.

1. Alcoholic beverages are not permitted on any boat.
2. Boats are not permitted in any swim area (excluding WALPOA boats).

3. All watercraft must stay fifty (50) feet from private beaches, docks and any WALPOA swim areas.
4. No child under twelve (12) years of age will be permitted in a boat unless accompanied by an adult who is at least eighteen (18) years of age.
5. Do not overcrowd any boat. All water crafts must be equipped with a U.S.C.G. approved flotation device for each occupant.
6. Boats and other water craft may not exceed sixteen (16) feet in length.
7. All occupants under twelve (12) years old or non-swimmers must wear a life jacket.
8. Diving is not permitted from any watercraft, rock, stumps, or association property, as it may cause serious injury.
9. Only **Electric** motors ¼ HP or less are permitted except by WALPOA staff and/or public safety personnel for emergency reasons only. **Gas motors or fuel is not permitted on any boat.**
10. All water craft, including canoes, must be removed from the lake after use, except where private docks are available.
11. All water crafts including canoes must have a WALPOA boat sticker affixed to the bow and stern of the boat. Stickers are available at the WALPOA office. Please bring a copy of your boat registration with you.
12. Any boat or water craft temporarily abandoned for swimming must be clearly marked with a yellow three foot by five foot flag, clearly visible from any shore line. This will denote that the operator/ occupants of the water craft are not in trouble.

Beach, Lake and Boating rules will be enforced by the lifeguards, public safety personal or the Community Manager, who may deny violators their lake and boating privileges the circumstances of any expulsion, may be reviewed by the Board of Directors.

ARTICLE V FISHING

1. Under state law, a Pennsylvania fishing license is required of all persons sixteen (16) years of age or older. Such license, together with current association badge, must be worn at all times. The State Fish Commission and Game Commission regulations must be obeyed at all times and will serve as the basic enforcement of this article by the association.
2. Fishing from any beach swimming area is prohibited.

ARTICLE VI HUNTING: USE OF FIREARMS

1. No hunting or discharge of firearms is permitted within the boundary of Wild Acres.
2. Carrying, or traveling in a motor vehicle with a loaded firearm (pistol, rifle, shotgun, flintlock, air gun, BB gun, bow and arrow or other type of device capable of propelling a projectile of any kind) within Wild Acres is prohibited.
3. Walking on any road or common area of the community with any firearm, bow & arrow or other type of device capable of propelling a projectile of any kind is prohibited.

ARTICLE VII TENNIS

The procedure for access to the courts shall be established by the Board of Directors and /or Community Manager and may be changed from time to time. As with all amenities, badges must be worn at all times. In the case of guests, the owner must obtain guest passes at the office. Renters are considered guests and may not use the owners badges

1. Courts are available on a first come, first serve basis.
2. Priority for the use of the courts shall be established by the order in which two (2) or more players arrive to play together. The court occupied the longest shall be relinquished first. If all courts are filled and persons are waiting, play shall be limited to one (1) hour. Swapping off players shall not be used to avoid this rule.
3. No one other than the actual players may be inside the fenced area. Those waiting to play, spectators, and children must stay outside the fenced area. The gate must be locked at all times.
4. Adults have priority for tennis courts on Saturdays, Sundays, Holidays, and after 5:30pm on weekdays.
5. Children under the age of fifteen(15) must be accompanied by an adult and are not permitted to be on the tennis courts unless the adult is
6. **COURTS ARE TO BE USED FOR TENNIS PLAY ONLY.** The surface can be damaged by roller blades, toys, etc. **BIKES, SKATES, SKATEBOARDS, ROLLERBLADES, ETC. OR ANY OTHER SIMILAR ACTIVITY ARE STRICTLY PROHIBITED.**
7. Only flat sole tennis shoes may be worn on the court. Black sole shoes or street shoes are not allowed and can damage the court surface.
8. Metal rackets must have guards for protection of court surfaces.
9. No pets, chairs, stools, furniture, baby strollers, playpens or baby beds are allowed inside the fenced area.
10. Smoking, beverages, cans, glass, and food are prohibited inside the fenced area, except for water in an unbreakable container.
11. Jumping and swinging on the nets and/ or fence is prohibited.
12. Place all trash in proper receptacles.
13. Players must exhibit proper sportsmanship, i.e., no throwing of rackets and no profanity.
14. No one is permitted to use the courts as a source of income, i.e., giving private tennis lessons.

ARTICLE VIII PETS

1. Common domestic household pets are permitted within the Wild Acres Lakes Community. Such pets must be currently licensed in accordance with Pennsylvania law and must be housed within a member's property. No pet shall be on such property if the owners leave the community for more than twenty-four (24) hours.

2. Pets walked outside the owners property, but within Wild Acres Community, must be leashed and under the owners control at all times. Pet waste must be picked up and disposed of properly by owners. In addition to WALPOA assessments and fines, please remember that the Pennsylvania law imposes stiff fines for owners who violate their laws.
3. Owners of pets creating a nuisance shall be subject to a special assessment/ fine.
4. No animals or pets (except for seeing – eye dogs) shall be permitted in or around the pools, lakes/beach areas, tennis courts or recreational facilities.
5. No poultry, cattle or livestock whatsoever may be bred or raised upon any tract or any building therein erected or any part thereof. Such animals, including horses, shall not be considered pets. Horseback riding is prohibited in Wild Acres.
6. Pets may be kept or maintained, but none whatsoever may be bred or raised on any tract or any building therein erected, or any part thereof.
7. Pet owners are responsible for keeping the noise level in accordance with the WALPOA regulations.
8. No more than four (4) dogs may be housed on any member's property at one time.
9. Any reports of misuse, abuse, or cruelty to animals will be reported to the proper authorities.

ARTICLE IX NOISE

The Board of Directors recognizes that excessive levels of sound can be detrimental to the physical, mental, and social wellbeing of our residents as well as to their comfort, living conditions, general welfare, and safety, therefore being a public health and welfare hazard.

1. Pet owners are responsible for keeping noise levels to a minimum.
2. During the quiet hours of 10:00pm to 8:00am, residents, visitors, and guest will minimize the noise level and will refrain from using, among other things, chain saws, other power tools and loud audio equipment.
3. No contractor shall use noise making equipment or tools in the community from October 15-May 15 during the hours of 6:00pm through 8:00am, Monday –Sunday including all holidays. No contractor shall use noise making equipment or tools in the community from May16-October 14 during the hours of 6:00pm through 8:00am, Monday-Sunday, including all holidays. The preceding prohibition applies to the operation or movement of construction equipment or vehicles, other than pickup trucks and vans, on any lot or upon association roads.
4. Excessive use of a motor vehicle horn is prohibited.
5. Owners are responsible to ensure that their house/car alarms are in working order. If more than three false alarms occur in any one (1) year period, a Tier 1 fine will be assessed per offense.

ARTICLE X LAND and PROPERTY USE

1. Clotheslines shall be erected only at the rear of the property.
2. No signs of any type, including for sale, political, and for rent signs, shall be erected on premises. Name signs are permitted.

3. Signs of any type, including for sale, or for rent, balloons or other markers may not be placed on any tree, building or common area within the community. The only exception will be garage/yard sale signs must bear the members' name and road location. These signs must be removed by the owner immediately following the event.
4. All community homes must meet the standards of the building codes adopted by the association and Delaware Township. The most rigid of two shall prevail.
5. Property owners shall not utilize any property within the community for commercial purposes, to house, or store any heavy equipment, commercial vehicles, trucks, or any such equipment, inventory or similar material. For the purpose of this section, parking or storing any such vehicle, equipment, trucks, or material overnight shall be considered housing. Vehicles used for the sole purpose of transporting people will be excluded from this section with the exception of tractor trailers, trailer cabs, dump trucks, earth moving equipment, tow truck, flatbeds, school buses and other such vehicles.
6. No structure shall be erected on any tract other than one private dwelling to be suitable for the use of, and to be used by, a single family only, with one car or two car garage attached or detached from the dwelling and suitable only for the use, and to be used only by the occupants of such dwelling. Nor shall anything be done on any parcel or in any structure therein which may be an annoyance or nuisance to the owners or occupants of neighboring lands.
7. No part of any tract shall be subdivided, conveyed or transferred apart from the whole thereof.
8. The finish grade of any parcel after construction or after alterations shall conform with the plans submitted to the association and all State, Federal and local requirements. All drainage swales or ditches shall be kept free and clear of soil, debris and other material by the owner and any landscaping carried out by the owner shall not interfere with or alter in any way the drainage plan. Wherever ditches exist or are constructed, the owner(s) will be required to install a culvert pipe of eighteen (18) inches in diameter, made of plastic or galvanized coated steel. The owner(s) of the property are responsible for the cost of the pipe. For a fee, the owner of the property may request that the association install the pipe. In that event, the owner will be responsible for the time of the employees, the cost of the stone, the cost of the pipe and any other materials used for the installation of the pipe.
Any exception must be approved in writing by the Community Manager and /or the Board of Directors.
9. No trailer, tent, barn, outbuilding, shack or other structure shall be erected on any lot to be used as a residence. No basement or garage shall, at any time, be used as a residence either temporarily or permanently and no house shall be occupied prior to completion and the issuance and Certificate of Occupancy.
10. Prior to taking occupancy of any dwelling a sewage disposal system of standard design and in location approved in writing by the association, shall be installed by the owner and such system shall comply with all requirements of local and State codes. The effluent from such disposal shall not be permitted to discharge into any storm sewer, open ditch, drain, stream, pond or lake, but shall be disposed of in such a manner as may be approved by the association and the state. And further, no sewage disposal system or seepage pit, drainage field, etc, nor any part thereof, shall be allowed to over flow at any time or shall be located within 100 feet of the high water mark of any lake, pond or stream.

11. Any holes dug on any lot for the purpose of determining the suitability of the lot for subsurface disposal of sewage shall be filled within one (1) month of the date they are dug or within five (5) days of the date testing is completed whichever ever shall come first.
12. No outhouse, privy or chemical toilet shall be erected or installed on any parcel without the approval of the association.
13. No trees in excess of one (1) inch thickness or any shrubbery may be removed within the area between any building set back lines and the exterior property lines or any tract except after having first obtained approval in writing by the association. No logging, timber harvesting of any type of tree or shrub removal or clear cutting is permitted on any tract within the community.
14. No ground campfires are permitted.
15. The placement of oil and gas tanks must adhere to the set back requirements of the deed and/or township, in either case, the more rigid requirement will prevail. This will apply only to new or replacement tanks installed after the effective date of these regulations. If special circumstances arise, this may be waived by the Community Manager or the Board of Directors.
16. The owner shall cut dead and/or fallen trees or branches on the tract and cause the removal of same when it constitutes a hazard. The owners shall maintain the lot in neat condition. No abandoned, discarded, or junked equipment, water craft, recreational equipment, or other material shall be placed upon a owners property. If, in the opinion of the Association the property is untidy or unsightly or constitutes a fire hazard, the Association may clear, tidy, or cure and remove the hazard from the property and charge such reasonable costs of such work and any related expense to the owner.
17. Unless otherwise provided in writing by the association or on recorded subdivision plans, no part of any structure shall be erected closer to any sideline of the tract 12.6 feet, 40 feet from front of property line, 25 feet from back of property line, provided that in the event that any boundary line of the tract adjoin any lake, pond, stream or water course, no part of any structure shall be erected no closer than 50 feet from such lake, pond, stream or water course, provided, however, that variances from said setback requirements may be granted in the event of extreme hard ship as determined by the Board of Directors at its sole discretion. In the event the state or local requirements are stronger, the more rigid will prevail.
18. No tract or any building therein erected, or any part thereof, shall be used or occupied as a club, profit or non-profit or for the carrying on of any trade or profession.
19. No tract or any building therein erected, or any part thereof, shall be used or occupied for the distillation or brewing, manufacturing or sale of any malt, venous, spirituous or intoxication liquor of any kind.
20. No oil or gas well shall be drilled on any tract or part thereof.
21. No excavation shall be made on any tract except for the purpose of building therein and not until the time when building operations are commenced. No earthen materials shall be removed from said premises as part of the excavation. Once building operations are commenced, the exterior shall be completed within six (6) months from the date of the commencement of the building operations.
22. No contractor shall be permitted into Wild Acres Lakes to perform any construction work on Saturdays or Sundays from the third week of June to Labor Day, or any holiday during the year, except with the express written consent of the association, after reasonable cause and extenuating circumstances therefore have been proven to the satisfaction of the association. No contractor shall use noise making equipment or tools in the community between 6:00pm and 8:00am, or on Saturdays, Sundays and holidays.

